

Exhibit "A.1"

Furniture Row Broken Arrow

Original Tract Description

Description

A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 2; THENCE NORTH 1°12'53" WEST AND ALONG THE WEST LINE OF SAID SE/4 NW/4, FOR A DISTANCE OF 354.10 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA STATE HIGHWAY 51 BROKEN ARROW EXPRESSWAY; THENCE SOUTH 68°03'13" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1375.87 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF "RESUBDIVISION OF BLOCK ONE (1) LYNN LANE TERRACE SECOND" AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4144); THENCE ALONG THE WEST LINE OF SAID PLAT THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 21°56'49" WEST FOR A DISTANCE OF 296.47 FEET TO A POINT OF CURVATURE; THENCE ALONG A 273.59 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23°21'09", A CHORD BEARING AND DISTANCE OF SOUTH 10°16'15" WEST FOR 110.74 FEET, FOR AN ARC DISTANCE OF 111.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°24'20" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF BLOCK THREE (3) OF "KENWOOD HILLS SECOND ADDITION"; THENCE ALONG THE NORTH LINE OF "KENWOOD HILLS SECOND ADDITION" THE FOLLOWING THREE (3) COURSES; THENCE NORTH 84°24'20" WEST FOR A DISTANCE OF 275.00 FEET; THENCE SOUTH 88°35'40" WEST FOR A DISTANCE OF 250.00 FEET; THENCE SOUTH 1°24'20" EAST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 88°35'40" WEST FOR A DISTANCE OF 603.70 FEET TO A POINT ON THE WEST LINE OF THE NE/4 SW/4; THENCE NORTH 1°12'53" WEST AND ALONG THE WEST LINE OF THE NE/4 SW/4 FOR A DISTANCE OF 481.53 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF WEST OAKLAND PLACE PER DEED OF DEDICATION DATED THE 4TH DAY OF OCTOBER, 2023 (NOT YET FILED); THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES; NORTH 88°36'09" EAST FOR A DISTANCE OF 33.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A 262.34 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°18'26", A CHORD BEARING AND DISTANCE OF SOUTH 83°14'38" EAST FOR 74.41 FEET, FOR AN ARC DISTANCE OF 74.67 FEET; THENCE NORTH 14°54'35" EAST FOR A DISTANCE OF 60.00 FEET; THENCE ALONG A 322.34 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 75°05'25" WEST, A CENTRAL ANGLE OF 16°18'26", A CHORD BEARING AND DISTANCE OF NORTH 83°14'38" WEST FOR 91.43 FEET, FOR AN ARC DISTANCE OF 91.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°36'09" WEST FOR A DISTANCE OF 33.13 FEET TO A POINT ON THE WEST LINE OF THE NE/4 SW/4; THENCE NORTH 1°12'53" WEST AND ALONG THE WEST LINE OF THE NE/4 SW/4, FOR A DISTANCE OF 126.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 850,285 SQUARE FEET, OR 19.520 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

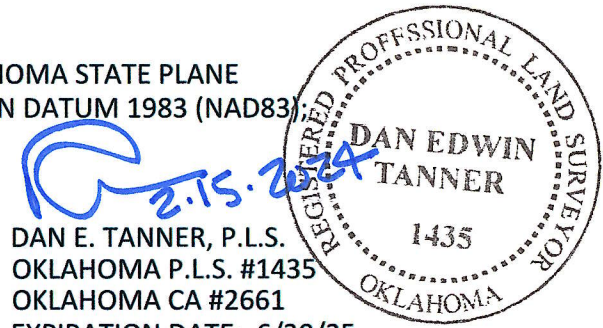
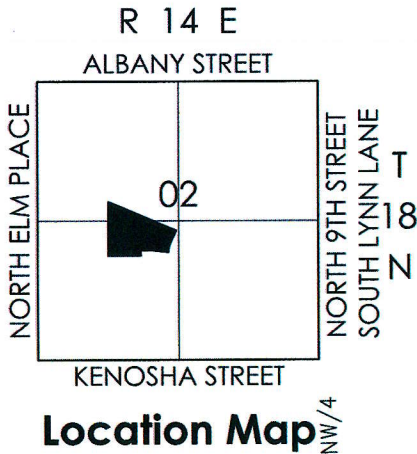


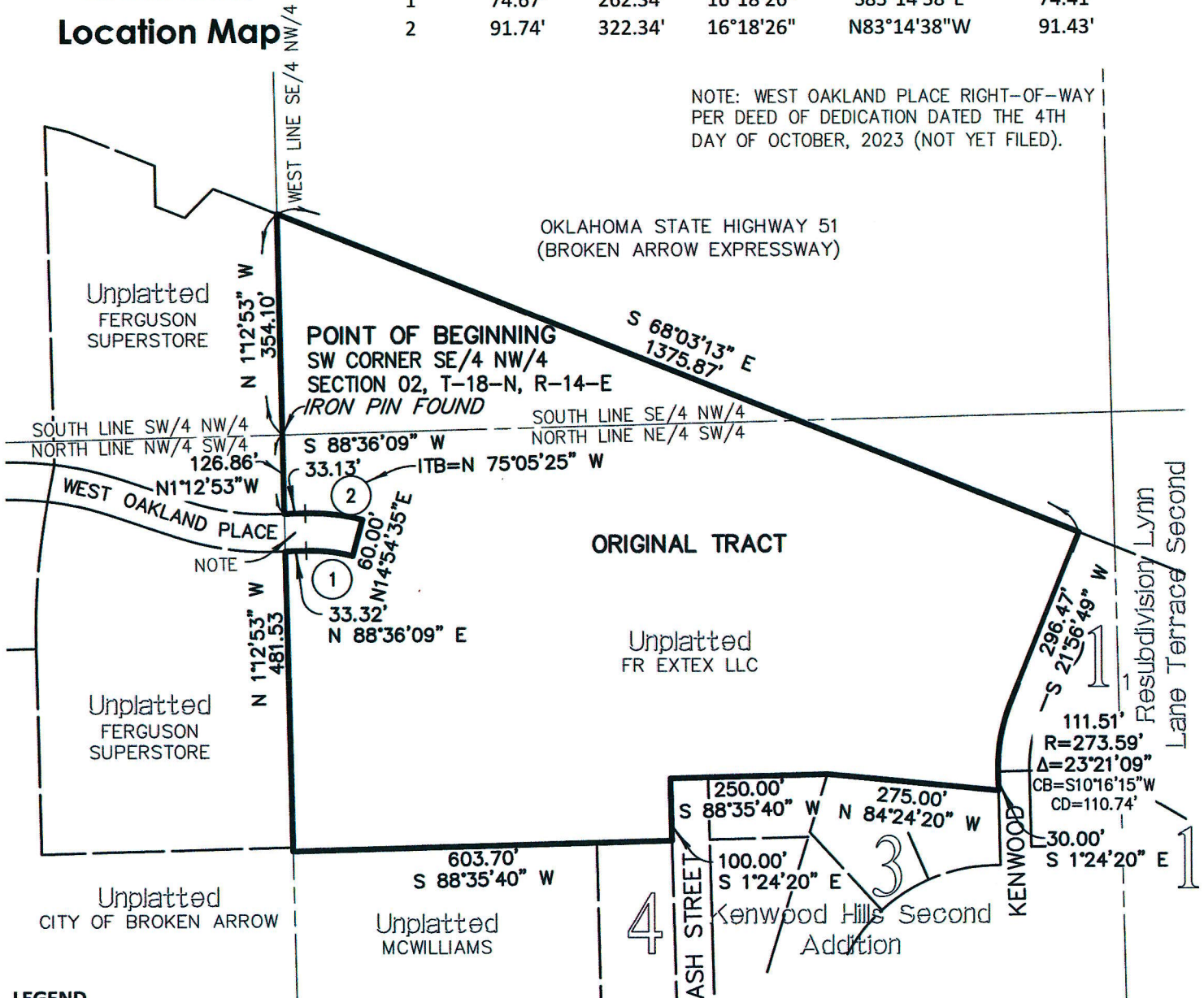
Exhibit "A.2"

Furniture Row Broken Arrow Original Tract Exhibit



CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	74.67'	262.34'	16°18'26"	S83°14'38"E	74.41'
2	91.74'	322.34'	16°18'26"	N83°14'38"W	91.43'

NOTE: WEST OAKLAND PLACE RIGHT-OF-WAY PER DEED OF DEDICATION DATED THE 4TH DAY OF OCTOBER, 2023 (NOT YET FILED).



LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- ITB INITIAL TANGENT BEARING
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

Traverse Closure

Crandall's Method

Project: **21136 - Original Tract**

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	1. 12 53	NW	354.10		5,000.0000	5,000.0000		5,000.0000	5,000.0000
2	68. 03 13	SE	1,375.87		5,354.0178	4,992.4934	354.097	5,354.0177	4,992.4933
3	21. 56 49	SW	296.47		4,839.8006	6,268.6624	1,375.873	4,839.8007	6,268.6619
4		L	111.51	273.59	4,564.8192	6,157.8588	296.466	4,564.8192	6,157.8582
5	1. 24 20	SE	30.00		4,455.8545	6,138.1142	111.509	4,455.8546	6,138.1136
6	84. 24 20	NW	275.00		4,425.8636	6,138.8501	30.000	4,425.8636	6,138.8495
7	88. 35 40	SW	250.00		4,452.6723	5,865.1599	275.000	4,452.6724	5,865.1593
8	1. 24 20	SE	100.00		4,446.5400	5,615.2352	250.000	4,446.5401	5,615.2344
9	88. 35 40	SW	603.70		4,346.5701	5,617.6881	100.000	4,346.5702	5,617.6873
10	1. 12 53	NW	481.53		4,331.7619	5,014.1697	603.700	4,331.7619	5,014.1687
11	88. 36 09	NE	33.32		4,813.1863	5,003.9615	481.533	4,813.1863	5,003.9605
12		R	74.67	262.34	4,813.9990	5,037.2741	33.322	4,813.9990	5,037.2731
13	14. 54 35	NE	60.00		4,805.2446	5,111.1717	74.666	4,805.2446	5,111.1706
14	75. 05 25	NW	0.00		4,863.2246	5,126.6095	60.000	4,863.2245	5,126.6084
15		L	91.74	322.34	4,863.2246	5,126.6095	0.000	4,863.2245	5,126.6084
16	88. 36 09	SW	33.13		4,873.9811	5,035.8108	91.743	4,873.9811	5,035.8097
End	1. 12 53	NW	126.86		4,873.1731	5,002.6904	33.130	4,873.1731	5,002.6892
17	Ending Coordinates:				5,000.0000	5,000.0011	126.855	5,000.0000	5,000.0000
					0.0000	0.0000		4,863.2245	5,126.6084
					0.0000	0.0000		4,863.2245	5,126.6084
					0.0000	0.0000		4,863.2245	5,126.6084
					0.0000	0.0000		4,863.2245	5,126.6084

Total Traverse Length:	4,297.90
Closure:	88. 30 49 SE
1:	3,884,188.161 Closure Precision
Closure Area:	850,284.500 SF
	19.520 Acres

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.

Exhibit "B.1"

Furniture Row Broken Arrow Tract B Description

Description

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4; THENCE NORTH 1°12'53" WEST AND ALONG THE WEST LINE OF THE SE/4 NW/4, FOR A DISTANCE OF 354.10 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA STATE HIGHWAY 51 BROKEN ARROW EXPRESSWAY; THENCE SOUTH 68°03'13" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 308.54 FEET; THENCE SOUTH 22°02'53" WEST FOR A DISTANCE OF 405.10 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF WEST OAKLAND PLACE PER DEED OF DEDICATION DATED THE 4TH DAY OF OCTOBER, 2023 (NOT YET FILED); THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: ALONG A 322.34 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 75°05'25" WEST, A CENTRAL ANGLE OF 16°18'26", A CHORD BEARING AND DISTANCE OF NORTH 83°14'38" WEST AND ALONG SAID RIGHT-OF-WAY FOR 91.43 FEET TO A POINT OF TANGENCY, FOR AN ARC DISTANCE OF 91.74 FEET; THENCE SOUTH 88°36'09" WEST AND ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 33.13 FEET TO A POINT ON THE WEST LINE OF SAID NE/4 SW/4; THENCE NORTH 1°12'53" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 126.86 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 91,824 SQUARE FEET, OR 2.108 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25

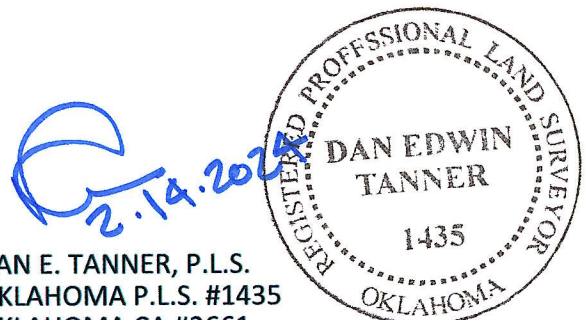
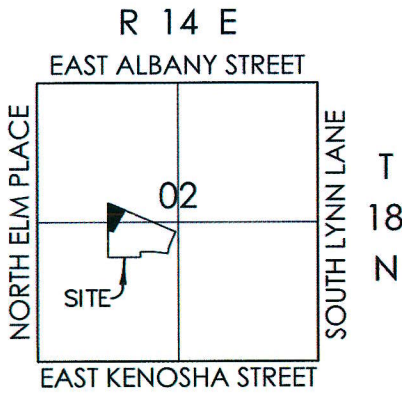


Exhibit "B.2"

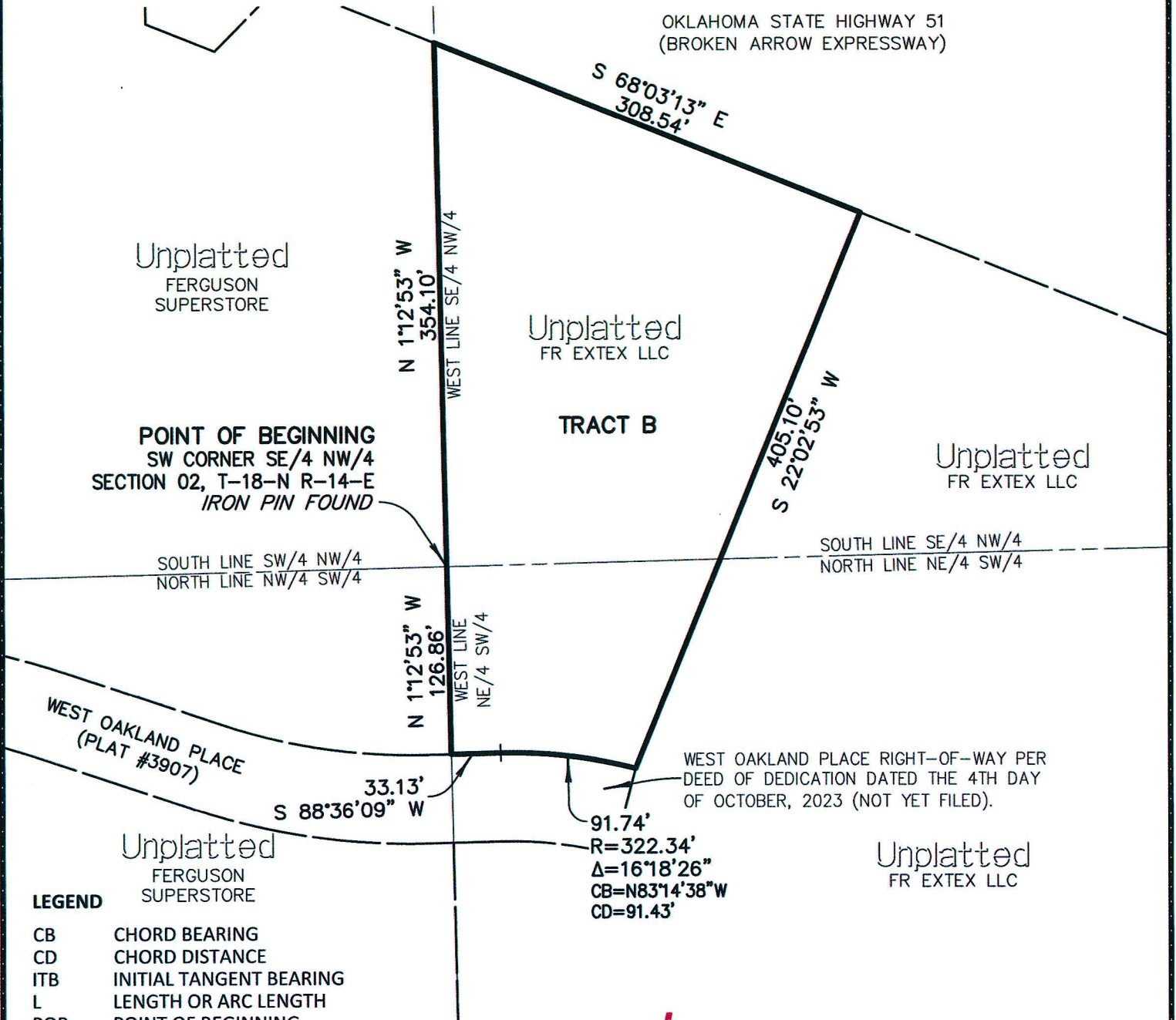
Furniture Row Broken Arrow

Tract B Exhibit



Location Map

OKLAHOMA STATE HIGHWAY 51
(BROKEN ARROW EXPRESSWAY)



LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- ITB INITIAL TANGENT BEARING
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

02/14/2024 EEA 21136 LOT SPLIT EXHIBIT AND LEGAL

Traverse Closure

Crandall's Method

Project: 21136 - Tract B

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:					5,000.0000	5,000.0000			
1	1. 12 53	NW	354.10		5,354.0178	4,992.4934	354.097	5,000. 0000 0000	5,000. 0000 0000
2	68. 03 13	SE	308.54		5,238.7035	5,278.6771	308.543	5,354. 0175 5851	4,992. 4933 8362
3	22. 02 53	SW	405.10		4,863.2252	5,126.6076	405.104	5,238. 7029 5952	5,278. 6777 0916
4	75. 05 25	NW	0.00		4,863.2252	5,126.6076	0.000	4,863. 2246 9343	5,126. 6081 8684
5	88. 36 09	L	91.74	322.34	4,873.9817	5,035.8088	91.743	4,863. 2246 9343	5,126. 6081 8684
6	1. 12 53	SW	33.13		4,873.1737	5,002.6884	33.130	4,873. 9812 0192	5,035. 8096 2811
End		NW	126.86		5,000.0006	4,999.9992	126.855	5,000. 0000 0000	5,000. 0000 0000
7	Ending Coordinates:				5,000.0006	4,999.9992			

Total Traverse Length:	1,319.47
Closure:	55.00 13 NW 1: 1,279,818.126 Closure Precision
Closure Area:	91,824.426 SF 2.108 Acres

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Exhibit "C.1"

Furniture Row Broken Arrow Tract C Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NE/4 SW/4; THENCE SOUTH 1°12'53" EAST AND ALONG THE WEST LINE OF SAID NE/4 SW/4, FOR A DISTANCE OF 186.86 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF WEST OAKLAND PLACE PER DEED OF DEDICATION DATED THE 4TH DAY OF OCTOBER, 2023 (NOT YET FILED), SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES: NORTH 88°36'09" EAST FOR A DISTANCE OF 33.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A 262.34 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°35'11", A CHORD BEARING AND DISTANCE OF SOUTH 81°06'16" EAST FOR 93.75 FEET, FOR AN ARC DISTANCE OF 94.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°48'40" EAST FOR A DISTANCE OF 26.01 FEET; THENCE SOUTH 1°12'53" EAST FOR A DISTANCE OF 455.61 FEET; THENCE SOUTH 88°35'40" WEST FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF THE NE/4 SW/4; THENCE NORTH 1°12'53" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 481.53 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 71,198 SQUARE FEET, OR 1.634 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE TRACT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25

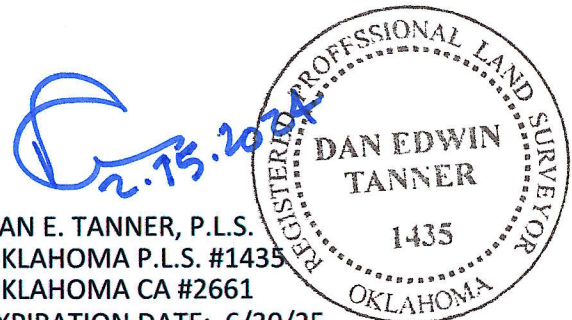
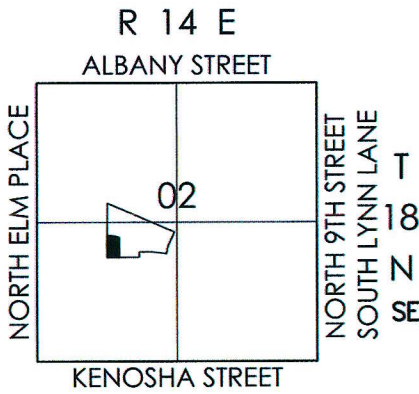


Exhibit "C.2"

Furniture Row Broken Arrow Tract C Exhibit



NORTH
NOT TO SCALE



Location Map

POINT OF BEGINNING
NW CORNER NE/4 SW/4
SECTION 02, T-18-N R-14-E
IRON PIN FOUND

Unplatted
FR EXTEX LLC

SOUTH LINE SW/4 NW/4
NORTH LINE NW/4 SW/4

SOUTH LINE SE/4 NW/4
NORTH LINE NE/4 SW/4

Unplatted
FERGUSON
SUPERSTORE

Unplatted
FR EXTEX LLC

WEST OAKLAND PLACE
(PLAT #3907)

S 112°53' E
186.86'

N 88°36'09" E
33.32'

NOTE

NOTE: WEST OAKLAND PLACE RIGHT-OF-WAY
PER DEED OF DEDICATION DATED THE 4TH
DAY OF OCTOBER, 2023 (NOT YET FILED).

94.26'
R=262.34'
Δ=20°35'11"
CB=N81°06'16"W
CD=93.75'

26.01'
S 70°48'40" E

Unplatted
FERGUSON
SUPERSTORE

N 112°53' W
481.53'

TRACT C

455.61'
S 112°53" E

Unplatted
CITY OF BROKEN ARROW

150.00'
S 88°35'40" W

Unplatted
MCWILLIAMS

LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

Traverse Closure

Crandall's Method

Project: 21136 - Tract C

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	88.36 09	NE	33.32		5,000.0000	5,000.0000		5,000.0000 0000	5,000.0000 0000
2		R	94.26	262.34	5,000.8126	5,033.3101	33.320	5,000.8126 3588	5,033.3104 6349
3	70.48 40	SE	26.01		4,986.3147	5,125.9361	94.261	4,986.3145 4674	5,125.9375 1435
4	1.12 53	SE	455.61		4,977.7656	5,150.5010	26.010	4,977.7653 9801	5,150.5026 6311
5	88.35 40	SW	150.00		4,522.2580	5,160.1596	455.610	4,522.2576 6721	5,160.1612 8516
End	1.12 53	NW	481.53		4,518.5787	5,010.2048	149.998	4,518.5783 4179	5,010.2081 0301
					5,000.0004	4,999.9967	481.530	5,000.0000 0000	5,000.0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
6					5,000.0004	4,999.9967			
Ending Coordinates:									

Total Traverse Length:	1,240.73
Closure:	82.22 46 NW
Closure Area:	71,197.983 SF
	1.634 Acres
1:	367,142.106 Closure Precision

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Exhibit "D.1"

Furniture Row Broken Arrow Remainder Tract Description

Description

A TRACT OF LAND THAT IS A PART OF THE WEST HALF (W/2) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 2; THENCE NORTH 88°35'57" EAST AND ALONG THE SOUTH LINE OF SAID SE/4 NW/4, FOR A DISTANCE OF 184.12 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 22°02'53" EAST FOR A DISTANCE OF 252.69 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY OF OKLAHOMA STATE HIGHWAY 51 BROKEN ARROW EXPRESSWAY; THENCE SOUTH 68°03'13" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1067.33 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF BLOCK ONE (1) OF " RESUBDIVISION OF BLOCK 1 LYNN LANE TERRACE SECOND"AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4144); THENCE ALONG THE WEST LINE OF SAID PLAT THE FOLLOWING THREE (3) COURSES; SOUTH 21°56'49" WEST FOR A DISTANCE OF 296.47 FEET TO A POINT OF CURVATURE; THENCE ALONG A 273.59 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23°21'10", A CHORD BEARING AND DISTANCE OF SOUTH 10°16'15" WEST FOR 110.74 FEET, FOR AN ARC DISTANCE OF 111.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°24'20" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF BLOCK THREE (3) OF "KENWOOD HILLS SECOND ADDITION"; THENCE ALONG THE NORTH LINE OF "KENWOOD HILLS SECOND ADDITION" THE FOLLOWING THREE (3) COURSES; NORTH 84°24'20" WEST FOR A DISTANCE OF 275.00 FEET; THENCE SOUTH 88°35'40" WEST FOR A DISTANCE OF 250.00 FEET; THENCE SOUTH 1°24'20" EAST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 88°35'40" WEST FOR A DISTANCE OF 453.70 FEET; THENCE NORTH 1°12'53" WEST FOR A DISTANCE OF 455.61 FEET; THENCE NORTH 70°48'40" WEST FOR A DISTANCE OF 26.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A 262.34 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4°16'45", A CHORD BEARING AND DISTANCE OF NORTH 72°57'01" WEST FOR 19.59 FEET, FOR AN ARC DISTANCE OF 19.59 FEET TO A POINT ON THE PRESENT RIGHT-OF-WAY LINE OF WEST OAKLAND PLACE PER DEED OF DEDICATION DATED THE 4TH DAY OF OCTOBER, 2023 (NOT YET FILED); THENCE NORTH 14°54'35" EAST AND ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 22°02'53" EAST FOR A DISTANCE OF 152.42 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 687,263 SQUARE FEET, OR 15.777 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25

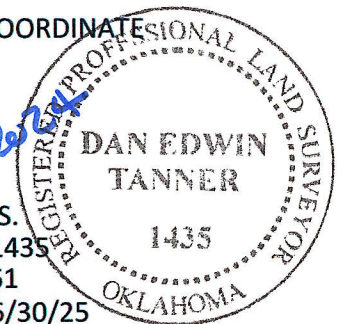
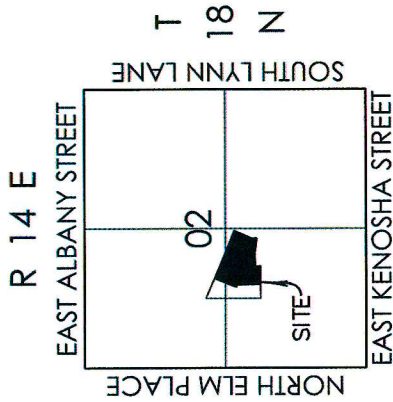
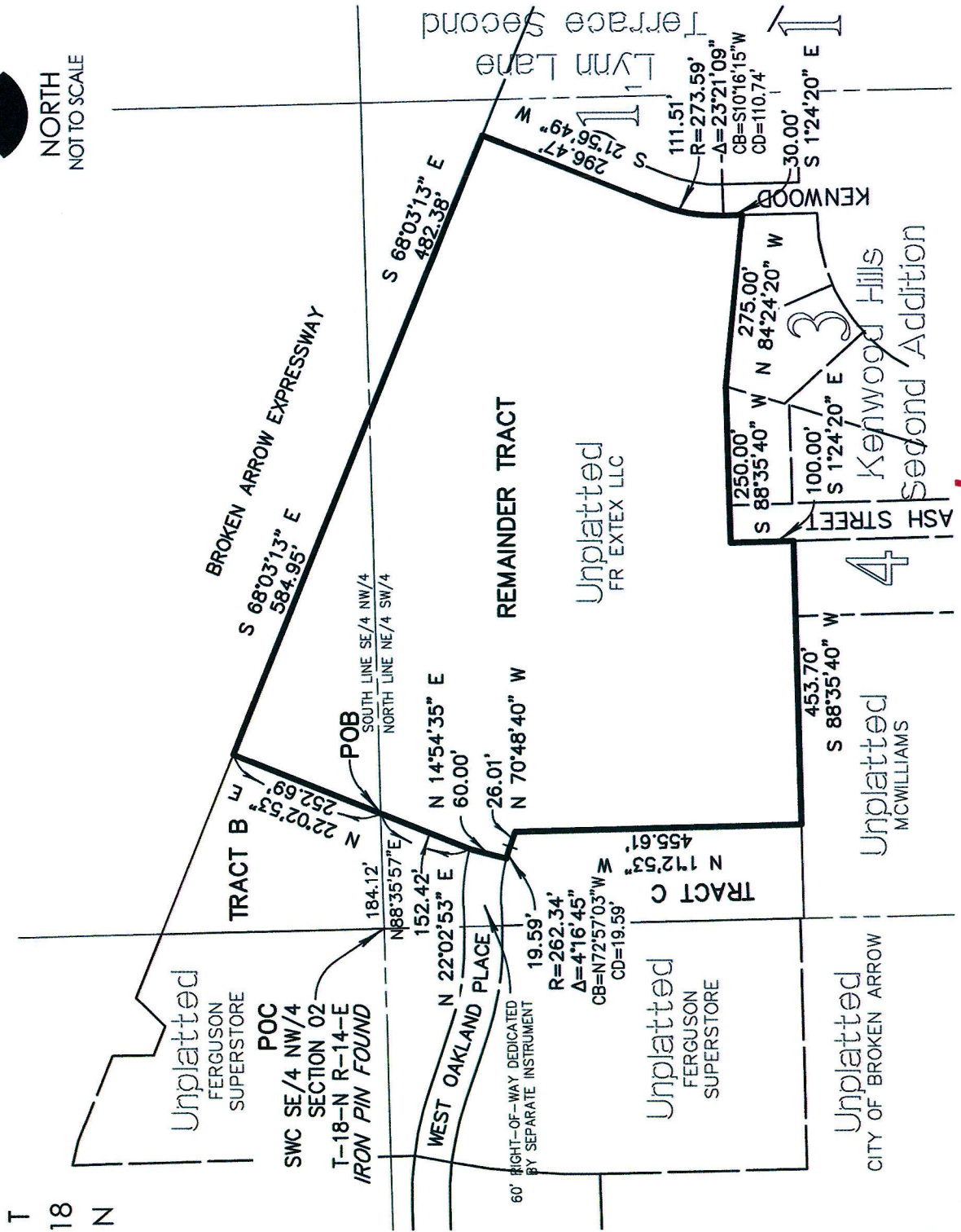


Exhibit "D.2"

Furniture Row Broken Arrow Remainder Tract Exhibit



Location Map



LEGEND

CB	CHORD BEARING
CD	CHORD DISTANCE
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

Traverse Closure

Crandall's Method

Project: **21136 - Remainder Tract**

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	22.02 53	NE	252.69		5,000.0000	5,000.0000		5,000.0000 0000	5,000.0000 0000
2	68.03 13	SE	1,067.33		5,234.2106	5,094.8558	252.690	5,234.2107 0805	5,094.8558 5109
3	21.56 49	SW	296.47		4,835.3079	6,084.8406	1,067.326	4,835.3094 9231	6,084.8369 6693
4		L	111.51	273.59	4,560.3230	5,974.0356	296.470	4,560.3246 8638	5,974.0319 8305
5	1.24 20	SE	30.00		4,451.3577	5,954.2910	111.510	4,451.3594 8300	5,954.2873 6852
6	84.24 20	NW	275.00		4,421.3667	5,955.0268	30.000	4,421.3685 6550	5,955.0232 4050
7	88.35 40	SW	250.00		4,448.1754	5,681.3367	275.001	4,448.1774 1859	5,681.3321 5247
8	1.24 20	SE	100.00		4,442.0432	5,431.4119	250.001	4,442.0451 2054	5,431.4065 5459
9	88.35 40	SW	453.70		4,342.0732	5,433.8648	100.000	4,342.0753 9554	5,433.8594 6119
10	1.12 53	NW	455.61		4,330.9444	4,980.3014	453.701	4,330.9465 0104	4,980.2944 8616
11	70.48 40	NW	26.01		4,786.4520	4,970.6427	455.611	4,786.4549 5678	4,970.6358 4875
12		L	19.59	262.34	4,795.0011	4,946.0778	26.010	4,795.0040 4650	4,946.0708 6955
13	14.54 35	NE	60.00		4,800.7435	4,927.3532	19.590	4,800.7465 2164	4,927.3461 1005
End	22.02 53	NE	152.42		4,858.7235	4,942.7910	60.000	4,858.7265 1818	4,942.7839 2962
14	Ending Coordinates:				4,999.9969	5,000.0070	152.420	5,000.0000 0000	5,000.0000 0000

Total Traverse Length:	3,550.33
Closure:	66.01 22 SE 1: 462,903.351 Closure Precision
Closure Area:	687,264.732 SF 15.777 Acres

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